

HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING: FORMER CHINESE MISSION CHURCH AND MANSE



Google Streetview, accessed 18 Nov 2022 (church at street front, manse, partly obscured, to the rear)

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX049i - 60/60A Carroll Street, Dunedin BX049ii – 58 Carroll Street, Dunedin
Address:	58 Carroll Street, Dunedin 60 Carroll Street, Dunedin 60A Carroll Street, Dunedin
Located within a Heritage Precinct:	No
HNZPT List Reference & Description:	N/A
Heritage Covenant:	No
Building Use at Time of Record:	Residential
Condition of Property:	Not known to be at risk because of condition

SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT

Historic/Social	Meets criteria
Spiritual/Cultural	Meets criteria
Design	Meets criteria
Technological/Scientific	Does not meet criteria

RECOMMENDATION:

The building meets one or more of the significance criteria from Policy 2.4.2.1.b and is recommended for inclusion in Appendix A1.1 of the 2GP.

RECOMMENDED PROTECTION

[Tick]	Features	Details
✓	Building envelope	60/60A Carroll Street – Façade to Carroll Street and northeast elevation. 58 Carroll Street - Façade to Carroll Street
	External/ancillary elements	
	Internal elements and/or rooms	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection.
	Excluded elements	

STATEMENT OF SIGNIFICANCE

The Chinese Mission Church and Manse have historic, cultural, and design significance for their association with the Presbyterian mission to the Chinese community in the nineteenth and twentieth centuries. Located on what was Walker Street (now Carroll), an area that historically had a strong Chinese community, the two buildings, designed by J Louis Salmond, recall the work of Alexander Don and Chinese pastors with the urban Chinese community.

The Chinese Mission Church and Manse are comparable to scheduled heritage buildings within Dunedin of a similar type and period. When compared with other scheduled buildings, they meet the threshold to be included on the district plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Victorian (1838-1901)
Style	Plainly detailed ecclesiastical/residential
Era/Date of Construction	1897
Architect/Designer/Builder	J L Salmond (architect) Crawford and Watson (builders)
Historic Use & Cultural Associations	Chinese Mission Church
Primary Construction Materials	Brick, corrugate roofing, timber joinery [some aluminium]
Notable Architectural Characteristics	60/60A Carroll Street – Gabled form, regular fenestration of windows, entry porch.

Previous site development

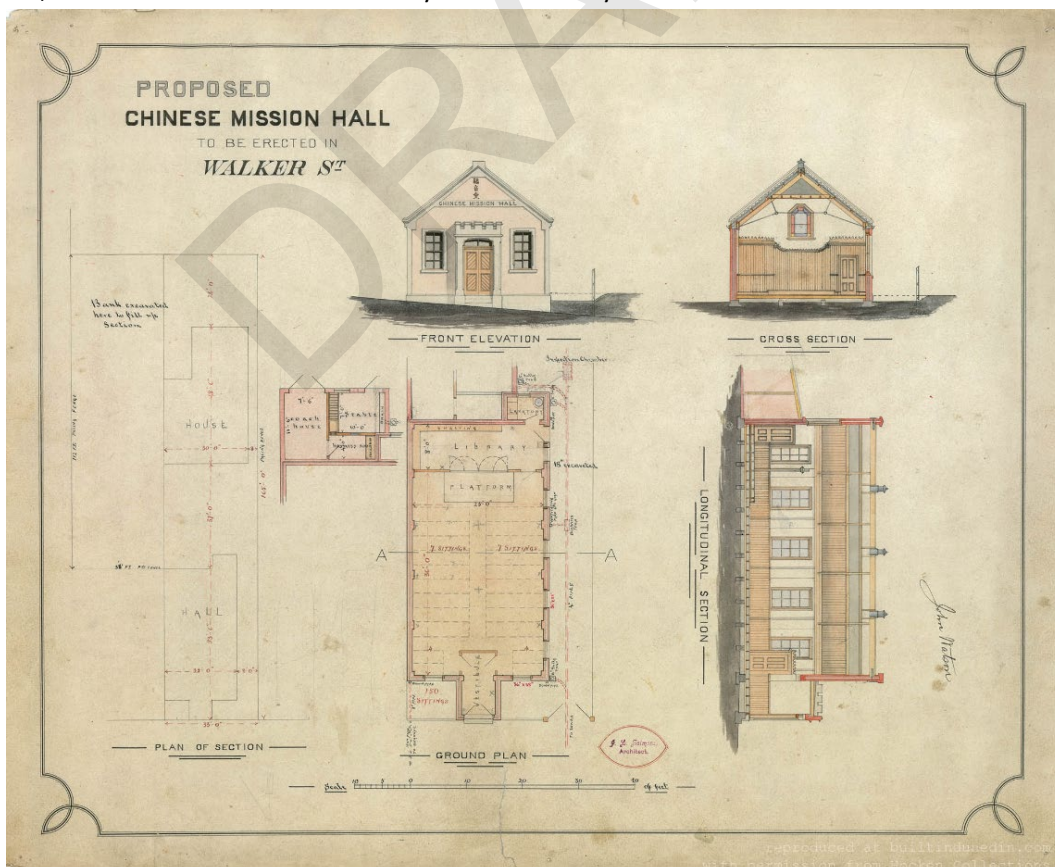
The title to this land was issued to the Presbyterian Board of Property in 1896 A 'dilapidated wooden structure' was demolished to clear the site.

Design and construction

The Chinese Mission Church and manse are associated with Alexander Don's mission to proselytize the urban Chinese community in the 1890s. David Murray writes that 'the urban Chinese population grew significantly during the 1880s, and in 1889 Don moved his headquarters to Dunedin, taking a small hall at the corner of Lees and Jones streets.

The first hall was small and costly to rent, so in 1895 fundraising efforts for a new building began. In the latter part of 1896 and early months of 1897, a new brick church building was erected in Walker (now Carroll) Street, in an area where many Chinese people lived and worked. The site was just down from St Andrew's Presbyterian Church (led by Rev. Rutherford Waddell) with which the mission maintained a close connection.

The Chinese Mission Hall and Manse were designed by prominent Dunedin architect J L Salmond. The site was, the *Evening Star* noted, on the site 'known years ago as "the Devil's half-acre."' The manse, a two-storey residence, and the 45 by 25ft hall, were built of brick. The hall was to seat 150 worshippers. The total cost was £1,227, with about half the cost raised by the community.



A photograph, possibly taken soon after the buildings were completed, shows the Chinese Mission Church with its castellated entrance porch (the castellations were removed pre-1955), rendered facings around the doors and windows, and the similarly detailed two-storey brick manse to the rear.

The plans for the manse have not been located.



Chinese Church - Dunedin Presbyterian Research Centre, accessed 18 Nov 2022,

<https://prc.recollect.co.nz/nodes/view/82803>

Notable people/Themes

Dunedin's Chinese Community

The nineteenth century mission to the urban Chinese people living in the Stafford Street area is a significant theme in Dunedin's history, and for the history of the Chinese community. The buildings are associated with several significant Chinese pastors and evangelists, including Timothy Fay Loie, F L Law and William Chan, as well as Foong Lai Law. Other buildings associated with Dunedin's Chinese community have been recognised for their significance; Sew Hoy Building at 29 Stafford Street (B1381)

Alexander Don (1857-1934)

Australian-born Don trained as a teacher before coming to Dunedin in January 1879 taking up a position as Presbyterian missionary to the region's Chinese gold-seekers. Working around Otago and Southland, he travelled to Chinese communities with little positive impact. From 1889, he was based in Dunedin. He set up the Canton Villages Mission in the 1890s. Although he had limited success as a missionary, Don's writings,

and records form much of the information that survives about Otago's nineteenth-century Chinese community.

Later history and development

A summary of the Chinese Mission in Otago records early Chinese Evangelists included Timothy Fay Loie, Mr F L Law and Mr William Chan, the latter being the first convert of the Chinese Church in Dunedin, who was sent for theological training to Canton for four years. In 1913, however, due to dwindling numbers and the lowest attendance in the Dunedin Chinese Church since its opening, Rev Don was transferred to the North Island where he could reach the scattered but growing North Island Chinese population. The work around Dunedin was carried on by volunteer helpers and remained at a low ebb until 1926 when Mr FL Law arrived.



Rev. Yik Tak Fong and Chinese Church Presbyterian Research Centre (c.1955), accessed 18 Nov 2022, <https://prc.recollect.co.nz/nodes/view/3572>

'Built in Dunedin' records:

'One of the first of the Chinese-born pastors was Foong Lai Law, assistant preacher to Don from 1909 to 1910, and 'Evangelist to Chinese in and around Dunedin' from 1926 to 1931. Sometime after the outbreak of the Sino-Japanese war in 1937 the Government allowed Chinese women and children to come to New Zealand to be reunited with their husbands and fathers. During the Second World War, when Rev. Andrew Miller was minister, language classes were run to help these new migrants, and domestic and social assistance was also offered. Miller died in 1944 and his wife Ellen (Nellie) afterwards continued in a joint leadership role with Rev. George Hunter McNeur. They were succeeded by Yik Tak Fong in 1951.

Eventually the church shed its 'mission' status, becoming the Dunedin Presbyterian Chinese Church, an independent Presbyterian parish within the Presbytery of Dunedin. The brickwork on the building was plastered over and the castellation on the porch removed. In 1993, the congregation moved to the redeveloped former North Dunedin Presbyterian church hall in Howe Street. The congregation continues to worship there and has a membership of about 180.

The old church was converted to residential use in the 1990s and the conversion saw two new windows installed in the front wall and the original door and surround replaced with recycled elements. The building's appearance, still church-like and as modest as it always was, gives little hint of its strong historic and cultural significance.'

The Otago Presbyterian Church Board of Property sold the manse and the church in 1995.¹ Both provide residential accommodation. The timber window joinery of the manse has been replaced with aluminium.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The buildings demonstrate heritage values within this criterion. The former Chinese Mission Church and Manse have historical significance. They represent an aspect of the history of the Chinese community in Dunedin, in this inner-city area where many Chinese people lived in the nineteenth and early twentieth centuries. The buildings also represent the history of Christian missions to the Chinese community, particularly the mission of Alexander Don, and the work of the Chinese pastors such as Foong Lai Law, establishing a Chinese Presbyterian Church that survives today.

SPIRITUAL/CULTURAL

The buildings demonstrate heritage values to a lesser degree within this criterion. The church has been in residential use since the 1990s, however, the church and manse have heritage value for their past association with the Chinese Christian community in the late nineteenth and early twentieth centuries (recognised only by the Sew Hoy building at 29 Stafford Street). The buildings are evidence of the Christian missionary culture that saw missions to the urban Chinese in Dunedin and to China itself.

DESIGN

The buildings demonstrate heritage values to a lesser degree within this criterion, primarily for their association with James Louis Salmond. The Chinese Mission Church and Manse are modest designs by prominent Dunedin architect John Louis Salmond. Plainly detailed, they reflect the small project budget and do not demonstrate any explicit Chinese references. The buildings retain a fair level of architectural integrity.

TECHNOLOGICAL/SCIENTIFIC

The building does not demonstrate heritage values within this criterion.

REFERENCES

See appended information

Built in Dunedin, [Chinese Mission Church | Built in Dunedin](#)

James Ng. 'Don, Alexander', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2d13/don-alexander> (accessed 18 November 2022)

¹ Record of Title OT109/84, Land Information New Zealand.

[DCPC 但尼丁華人禮拜堂-教會簡介](#)

Date Assessment Completed	11 April 2023	Author	HB
Date Peer Reviewed	21 June 2024	Reviewer	MM
Date Confirmed Complete	1 August 2024		

DRAFT

APPENDIX

31. 3. 98

NEW ZEALAND.

(Form B.)

Reference: *Application 4160*
Vol. *109*, folio *84*
Transfer No.



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the *fourth* day of *September*, one thousand eight hundred and ninety *six*, under the hand and seal of the District Land Registrar of the Land Registration District of *Otago*, Witnesseth that

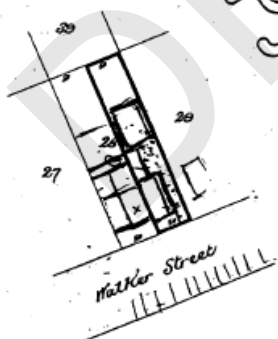
The Otago Presbyterian Church Board of Property

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered and in the several subdivisions a little more or less, that is to say: All that parcel of land containing *twenty (20) poles more or less situated in the Provincial District of Otago and being the Eastern Parish of Acheron bounded by twenty eight (28) Black River on the North, top of the town of Dunedin deposited in the Office of the Chief Surveyor at Dunedin*

John A. Pellwood
District Land Registrar

EQUIVALENT METRIC
AREA IS *506m²*

Block 1 Town of Dunedin
2 8 20



Walker Street

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 151A LAND TRANSFER ACT 1952.

John A. Pellwood

898535/2 Transfer to Mark Alexander Thom
of Dunedin slaughterman and Patricia
Gleanore Thom of Dunedin caregiver -
21.12.1995 at 9.45am

Pellwood
A.L.R.

898535/3 Mortgage to ANZ Banking Group
(New Zealand) Limited - 21.12.1995 at
9.45am

Pellwood
A.L.R.

thought they would move in the matter towards the end of the month.

CHINESE MISSION HALL.
The Rev. W. Bannerman, convener of the Mission Committee, wrote that at a meeting of the Committee on the 6th November, 1895, it was agreed, in terms of the Synod's deliverance instructing the Mission Committee to apply through the Presbytery of Dunedin for grants for mission church and manse in connection with Mr Don's work within the bounds of that Presbytery— "That application be made to said Presbytery, and the Presbytery be requested to sustain the Committee's application, and forward it to the Synod; also to sanction payment by the Church Board of Property of grant towards purchase of site in Walker street, Dunedin, for above erections."

The Rev. Mr Don, Chinese missionary, said the Committee had been offered a quarter-acre section in Walker street for £200. The estimate of the buildings was £280, half of which was for a manse. He had collected £100 among the Chinese in Dunedin and elsewhere, and after he had been amongst the rest of the Chinese in Otago he would have, he thought, about £100. The question now was how much the Presbytery would give towards the site and the buildings.

After a number of questions respecting the buildings and the section had been answered,

The Rev. J. Gunn expressed his pleasure at hearing the statement made by Mr Don, especially his remarks upon his collections among the Chinese. He thought the Synod would do all in their power to facilitate the erection of the buildings required, and he was only sorry that they could not vote right away the money that was necessary.

It was agreed to sanction the payment by the Board of £200 towards the purchase of a site, and to appoint the following Committee to consider the application for grants for church and manse, viz.:—The Revs. Hewison, Sutherland, Jolly, Finlayson, and Gidd (convener), to associate with the Rev. Mr Bannerman and report at next meeting.

GENERAL.

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The Evening Star

SATURDAY, MAY 16, 1896.

Our supplement contains a paper on the education system read by Mr Theo. Cooper before the Anglican Church Congress at Auckland, notes of a tour through the North Island, cycling and chess notes, original poetry, correspondence, and other matter.

Plain-clothes Constables Cooney and Broberg last evening arrested a Chinaman on a charge of having attempted to criminally assault a girl under the age of fourteen years. Accused was brought before the Court this morning, and on the application of his counsel a remand was granted till Tuesday.

Mr Don, missionary to the Chinese, who hitherto has been struggling against the difficulty of insufficient accommodation in Dunedin, will shortly move into commodious quarters, the Presbytery having authorised the erection of a mission hall and a manse in Walker street, right-hand side going up, just above Hope street—on the site known years ago as "the Devil's half-acre." Mr J. L. Salmond, architect, has prepared plans for a neat two-storey residence and a hall 45 x 25, seated for 150 persons. The premises will be in brick, occupying the site now taken up by a dilapidated wooden structure.

The Evening Star

MAY 16, 1896

EVENING STAR, ISSUED

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cannot assist themselves.

The Walker street Chinese Mission Church was opened very successfully on Sunday afternoon, in the presence of 174 Chinese—the largest number that has ever assembled in Dunedin in a Christian place of worship. Visitors were present from a distance, two coming from places over 150 miles off, and a number from places nearer. The service was conducted by the resident missionary (Rev. Alex. Don), assisted by Mr Thomas Chang Luke, for the last two years catechist at Wellington, who is on his way back to Victoria. Several Europeans, who work for the spiritual good of the Dunedin Chinese, were present, including Messrs Henry White, Walter Paterson, and Joseph Inge. Chinese and Europeans alike joined in congratulation on the successful completion, free of debt, of the Mission Church and manse. The building and site cost, altogether, £1,250, £650 of which was granted by the Presbyterian Church Board of Property, the balance having been raised by subscription—the Chinese themselves giving £170. At night the four Chinese Christians present joined the missionary and two other European workers in holy communion. A tea meeting is announced for this evening.

The Committee of the carter and expressmen's union met to discuss the

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CHINESE MISSION CHURCH.

The tea meeting in connection with the opening of the Chinese Mission Church in Walker street was held last night and attended by as many persons as could be comfortably accommodated, the Chinese residents testifying to their interest in the mission by mustering to the number of nearly a couple of hundred. The building was tastefully decorated in a rather novel manner, Chinese flower scrolls and other devices that are not usually seen at such festivals being supplied by the beneficiaries. Two of these scrolls, handsomely got up, were a present from three Chinese residents to the Rev. A. Don, the clergyman who has specially devoted himself, with encouraging results, to missionary work among the unlearned visitors from China. The tables at the tea meeting were presided over by Messrs Lindsay Mackie, W. Bannerman, A. O. Begg, W. Hewitson, J. Gibb, R. Glendinning, Kirkland, Lo Keong, Gordon Macdonald, Stevenson, Dick, and A. Don, Misses Lo Keong, Dickson, Armour, Bannerman, Mackie, Reid, Cairns, Abelsfeld, and Helen Don, assisted by a number of willing and enthusiastic friends of the mission. The after meeting was held in St. Andrew's Church Hall, where the Rev. W. Bannerman (always a leading hand in evangelising work), the Rev. W. Hewitson, and the Rev. Rutherford Waddell addressed the large assemblage, and the Rev. A. Don also spoke, mentioning, in the course of his remarks, that the sum of £619 1s 11d had been raised towards the building of the church and manse, the Chinese contributing £174 19s. A feature of the musical arrangements during the evening was the performance of solos by Chan Luke and Wong Hin Ming on Chinese flutes, and the harpichord selections by other Chinese were also appreciated.

CHINESE MISSION CHURCH.

EVENING STAR.

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THE CHINESE MISSION



The opening of the recently erected Chinese Mission Church in Walker street was celebrated last night by a tea meeting, which was held in the church. There was a large attendance upon the occasion, over 190 Chinese and about 40 Europeans partaking of the tea, which was provided by a number of Dunedin ladies, who were assisted in their undertaking by donations from several tradesmen. The building, which is a brick structure, capable of seating 180 persons, presented a very cheerful appearance. The walls were decorated with a number of Chinese flower scrolls and other ornaments, among these being an antithetical couplet in the form of a pair of scrolls handsomely framed with a gilt and brass frame. There are two inscriptions on the scrolls, the main one being in black velvet, and the secondary one in gold lettering, while each of the letters have been cut out and glued on to a background of red flowered damask. These scrolls were presented by three Chinese residents to the Rev. A. Don—it is presumed as a mark of appreciation of the work done by him amongst the Chinese, but no European except that gentleman is able to say what is expressed in the couplet. The donors of this handsome present, it may be mentioned, are Messrs Wong King Yip, Wong Shue Chun, and Ly Key Leet. The following are the names of the ladies who presided at the tables: Mesdames Lindsay Mackie, W. Bannerman, A. C. Begg, W. Hewitson, J. Gibb, R. Glendinning, Kirkland, Lo Keung, Gordon Macdonald, Stevenson, Dick, and A. Don, Misses Lo Keung, Dickson, Armour, Bannerman, Mackie, Reid, Cairns, Abelsd, and Helen Don. Messrs J. Iugs and R. Reid also lent their assistance to the ladies. After the material wants of both Chinese and Europeans had been thoroughly satisfied, an adjournment was made to the St. Andrew's Church Hall, where a largely-attended public meeting was held, most of the Chinese who had partaken of the tea previously being among those present. The Revs. W. Bannerman, A. W. Kyd, W. Hewitson, J. M. Fraser, D. Borrie, Rutherford Waddell, and A. Don occupied seats on the platform, and addresses were given by Messrs Bannerman, Hewitson, and Waddell. The Rev. A. Don, in moving a vote of thanks to those who had contributed so liberally to the building of the mission premises—the church and the manse, —said that the total amount raised was £619 1s 11d. Of this amount £174 19s had been contributed by 889 Chinese, and the balance by Europeans. It may be stated that Miss Lindsay Mackie (a girl only 14 years of age) raised £140s 3d towards the building fund, and Miss Daisy Gairdner £23s 4d, both young ladies getting up sales of work for the purpose. During the evening solos on a Chinese flute were contributed by Messrs Chan Luke and Wong Hin Ming. Messrs Wong Wye and Key Chew Leet each played a selection on the harpsichord, and several hymns were also sung by the assemblage, the Chinese singing in their own language and the Europeans in theirs.

THE CHINESE

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